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**Z-2514**  
**CITY OF LAFAYETTE**  
**R2 To R2U**

**STAFF REPORT**  
**November 15, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The City of Lafayette, who is also the owner, is seeking a rezone from R2 to R2U for parts of Lots 15 and 16 in Wilson's Addition to Linnwood. The site is currently unimproved and is located at the southeast corner of North 18<sup>th</sup> and Morton Streets, commonly known as 1319 North 18<sup>th</sup> Street, Lafayette, Fairfield 21 (NE) 23-4. The home that existed on site was demolished in 2007 per the County Assessor's records.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps show this property zoned R2 as it is today. Land in all directions is also zoned R2. A few areas of R3 in the neighborhood exist nearby.

**AREA LAND USE PATTERNS:**

The lot in question is currently vacant. Based on the aerial photo of the site, it is approximately 57' x 59' or 3,363 square feet in area. R2 requires a lot width of 60' and a lot area of 7500 square feet, making this site nonconforming. Because of the 60' building setback from 18<sup>th</sup> Street, this lot as is has no buildable area and any improvement would necessitate several variances.

Adjacent to this lot in all directions are other residential uses.

**TRAFFIC AND TRANSPORTATION:**

This property lies at the corner of North 18<sup>th</sup> (urban primary) and Morton Streets (urban local); traffic counts taken in 2007 on 18<sup>th</sup> show that nearly 8,000 vehicles use this stretch of road daily.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site.

**STAFF COMMENTS:**

Earlier this year the City of Lafayette purchased this property from the Commissioner's sale. The goal of this rezone is to make it easier to accommodate a single-family home on this site. While a single-family home is permitted in both the R2 and R2U zones, the R2U allows for greater lot coverage, greater building coverage and reduced setbacks. Currently, a new home could not be built on this lot with R2 zoning, because a 25' setback from Morton, a 60' setback from 18<sup>th</sup> Street and a rear setback of 25' would make this 57' x 59' lot unbuildable. R2U zoning, with setbacks of 15' from both streets

and a rear setback of 20', may still mean a variance or two is needed in order to build on this particular lot, but it at least offers a buildable area, where the current R2 zone does not.

Even though this lot is only 3,363 square feet in size and does not meet the minimum lot size, or width in R2 and R2U, UZO 5-1-5 states that a single-family home may always be built on a non-conforming lot if the zoning permits the use and all other requirements of the ordinance can be met.

Since the adoption of the zoning ordinance in 1998, staff has been working with different neighborhoods to determine where the urban zoning districts would be most appropriate. The nearby neighborhood of St. Lawrence/McAllister was finished in 2006 with R1U and R2U replacing much of the R1B and R2 zoning in that neighborhood. The urban zoning districts were created to fit neighborhoods like this one (Hanna Neighborhood) where lots are narrower and buildings are located closer to the sidewalk. Staff supports this type of infill project that is important to maintaining healthy neighborhoods.

**STAFF RECOMMENDATION:**

Approval